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REGISTERED  
Office of Proceedings

OCT 1 - 2004

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October 1, 2004

**BY HAND DELIVERY**

The Honorable Vernon A. Williams  
Secretary  
Surface Transportation Board  
1925 K Street, N.W.  
Washington, D.C. 20423-0001



RE: Finance Docket No. 34335  
*Keokuk Junction Railway Co.--Feeder Railroad Development Application--  
Line Of Toledo, Peoria & Western Railway Corporation Between La Harpe And  
Hollis, IL*

Dear Secretary Williams:

On August 31, 2004, Keokuk Junction Railway Co. ("KJRY") filed with the Surface Transportation Board ("Board") a notice of the extension of the loan commitment provided to KJRY by the National City Bank of Michigan/Illinois ("Bank").

Because the Board has not yet ruled on KJRY's application in this proceeding, KJRY hereby submits a revised loan commitment letter from the Bank which extends the loan commitment to allow acceptance of the loan commitment by December 31, 2004 and closing on the loan by January 31, 2005. The bank reserves the right to further extend the loan closing date.

Please acknowledge receipt of the original and eleven copies of this filing by date stamping the extra copy of the filing and returning it to the individual making this filing for return to me. By my signature below, I certify that a copy of this filing has been served today on all parties of record by first class mail or by some more expeditious means.

Sincerely,

William A. Mullins

cc: All Parties of Record

**National City**

**National City Bank of Michigan/Illinois**  
 301 S.W. Adams Street  
 Peoria, IL 61602-1500  
 (309) 655-5446

**COMMITMENT LETTER**

September 30, 2004

Mr. J. Michael Carr  
 Chief Financial Officer  
 Pioneer Railcorp  
 1318 S. Johnson Rd.  
 Peoria, IL 61607

Re: Proposed Loan by NATIONAL CITY BANK OF MICHIGAN/ILLINOIS, ("Bank") to Pioneer Railcorp ("Borrower")

This is an offer by the Bank to make a loan to the Borrower, subject to the terms, provisions, limitations, and conditions contained herein:

1. **Loan Amount:** \$7,000,000.00
2. **Interest Rate:** Fixed at Bank's cost of funds plus 225 basis points.
3. **Term:** 60 months from date of closing.
4. **Payments:** Monthly principal and interest payments sufficient to fully amortize the loan in ten years.
5. **Security:** First lien on all non-real estate assets acquired from the Toledo Peoria and Western Railway Corporation, as well as a negative pledge on any acquired real estate. Blanket lien on all business assets of the Keokuk Junction Railway, Mississippi Central Railroad and the Alabama Railroad, as well as a negative pledge on all real estate owned by the railroads. Pledge of stock of the Keokuk Junction Railway Corporation, Mississippi Central and Alabama railroads.
6. **Purpose:** Provide acquisition financing for the west end of the Toledo Peoria and Western Railway Corporation.
7. **Guarantor:** Keokuk Junction Railway Corporation.
8. **Other:** Subject to terms and conditions of the Bank's standard loan agreement.
9. **Acceptance of Offer:** This offer must be accepted in writing not later than December 31, 2004, and will be deemed accepted only when executed and returned to the Bank's office at 301 S.W. Adams Peoria, IL.
10. **Loan Closing:** This loan shall be closed not later than January 31, 2005. The Bank may extend this closing date at its option.
11. **Covenants:** So long as Borrower is indebted to Bank, the Borrower shall:
  - 11.1 Maintain, preserve, and keep its buildings and properties and every part thereof in good repair, working order, and condition and from time to time make all necessary and proper repairs, renewals, replacements, additions, betterments, and improvements thereof, so that at all times, the efficiency thereof shall be fully preserved and maintained.
  - 11.2 Maintain insurance against fire, theft, and other casualty on its insurable real and personal property at full replacement cost from companies acceptable to the Bank against liability on account of damage to persons or property as required under all workmen's compensation laws. Also, Borrower shall maintain any other insurance as may from time to time be reasonably requested by the Bank and shall deliver certified copies of all such insurance policies to the Bank which insurance with respect to real property shall name the Bank as "mortgagee" under a standard loss-payable clause and with respect to personal property shall include a separate lender's loss-payable clause insuring the Bank's security interest or lien in the Borrower's property regardless of any act or neglect of the Borrower. The Borrower shall deliver certified copies of all such insurance policies to the Bank.
  - 11.3 Duly pay and discharge or cause to be paid and discharged all taxes, assessments, and other governmental charges imposed upon it and its properties or any part thereof, or upon the income or profits therefrom, as well as all claims for labor, materials, or supplies, which if unpaid could become a lien or charge upon its property, except such items as are being in good faith appropriately contested and for which the Borrower has provided adequate reserves.
  - 11.4 Carry on and conduct its business in substantially the same manner and in substantially the same areas as such business is now and has previously been carried on, and maintain its legal existence, and comply with all valid and applicable statutes, rules and regulations.
  - 11.5 Maintain a standard, modern system of accounting; deliver to Bank financial reports in form satisfactory to Bank as Bank may request from time to time, including but not limited to: Annual form 10K and unqualified audit report and quarterly form 10Q with quarterly financial statements and permit the duly authorized representative(s) of Bank at all reasonable

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Pioneer Railcorp

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NATIONAL CITY PEORIA

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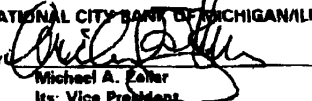
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- times to examine and inspect any of the Borrower's property wherever same may be located.
- 11.6 Borrower shall comply with all applicable federal, state and local laws, ordinances, rules and regulations, including, but not limited to, all environmental laws, ordinances, rules and regulations and shall keep all of its real and personal property or any interest therein (the "Property") free and clear of any liens imposed pursuant to such laws, ordinances, rules and regulations and deliver to Bank such reports and information in form satisfactory to Bank as Bank may request from time to time to establish compliance with this covenant.
- 11.7 Borrower shall comply with all applicable federal, state and local laws, ordinances, rules and regulations concerning wage payments, minimum wages, overtime laws, and payment of withholding taxes, and deliver to Bank such reports and information in form satisfactory to Bank as Bank may request from time to time to establish compliance with such laws.
- 11.8 If real or personal property, or both, or any interest therein is mortgaged, conveyed, or assigned or a security interest granted therein by the Borrower to the Bank as security for payment of the Loan:
- (a) Borrower shall comply with all warranties, covenants and representations of such mortgage, security agreement, conveyance or assignment which warranties, covenants and representations are incorporated by reference herein in their entirety.
12. Other Terms and Conditions:
- 12.1 Nothing contained in this Agreement or any exhibit attached hereto or any agreement given pursuant hereto shall be deemed or construed as creating any relationship other than that of borrower and lender. There is no partnership or joint venture between the Bank and Borrower, or between the Bank and any other person and the Bank is not responsible in any way for the debts or obligations of the Borrower or any other person. Nothing in this letter or any attachments makes the Bank a fiduciary for the Borrower or any other person.
- 12.2 This letter is personal to the parties hereto and is for their sole benefit and is not made for the express or implied benefit of any other person or entity.
- 12.3 Any appraisals of the Borrower's property or evaluation of the potential profitability of the enterprise to be engaged in by the Borrower in connection with the extension of credit or proposed extension of credit from the Bank to the Borrower, are for the sole benefit of the Bank and do not constitute a representation of the likelihood of financial viability of such enterprise by the Bank to the Borrower.
- 12.4 This letter, if accepted by the Borrower, constitutes the entire agreement between the Bank and Borrower. Any and all prior, contemporaneous, oral or written agreements, understandings, statements, customs or practices between the Bank and the Borrower pertaining to the transaction herein described are merged herein. No parties have made any representations, warranties or inducements, express or implied, to any other party, except as expressly set forth herein.
- 12.5 The terms of this letter may not be modified, waived, discharged or terminated orally, except by an instrument in writing signed by Borrower and the Bank.

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

BORROWER: Pioneer Railcorp

BY: \_\_\_\_\_  
J. Michael Carr  
Its Chief Financial Officer

NATIONAL CITY BANK OF MICHIGAN/ILLINOIS  
BY:   
Michael A. Zeller  
Its: Vice President

Federal Tax Identification #: 37-1191206

The terms of this letter have been reviewed and are approved:

GUARANTOR:

Keokuk Junction Railway Corporation

BY: \_\_\_\_\_  
J. Michael Carr  
Its Chief Financial Officer

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